

**MONMOUTHSHIRE**  
**REPLACEMENT LOCAL DEVELOPMENT PLAN (2018 – 2033)**  
**EXAMINATION**

**DRAFT HEARINGS PROGRAMME (REVISION A)**

**PLEASE NOTE THAT THIS IS A LIVE DOCUMENT AND WILL BE SUBJECT TO CHANGE**

Please ensure that you check the Examination library regularly for up-to-date information and any changes to the programme:

[Monmouthshire RLDP Examination/Archwiliad Cynllun Datblygu Lleol Newydd Sir Fynwy | Helen Wilson Consultancy Limited](#)

| HEARING                                                                                                      | MATTER                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PARTICIPANTS                                                                                                                                                            |
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| <b>WEEK 1</b>                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                         |
| <b>Hearing Session 1 –</b><br>Date<br>Tuesday 16 June 2026<br>Between 10.00 and 17.00<br><br>Virtual Hearing | <b>Opening, Plan Preparation &amp; Plan Strategy</b> <ul style="list-style-type: none"> <li>• Process of plan production</li> <li>• Plan period</li> <li>• Compliance with legislative requirements</li> <li>• Integrated Sustainability Appraisal</li> <li>• Habitats Regulation Assessment including consideration of Council's additional evidence on phosphates.</li> <li>• Key Issues, Challenges &amp; Opportunities</li> <li>• Vision &amp; Objectives</li> </ul> | 1061; 1029; 1255; 1281;<br>1305; 1356; 1366; 1412;<br>1519; 1663; 1683; 1803;<br>2394; 2463; 2497; 2548;<br>2951; 2952; 2954; 3215;<br>3562; 3632; 3763; 3816;<br>3902. |
| <b>Hearing Session 2 –</b>                                                                                   | <b>Plan Strategy</b> <ul style="list-style-type: none"> <li>• Strategic Policy S1 - Growth Strategy</li> </ul>                                                                                                                                                                                                                                                                                                                                                           | 1029; 1255; 1281; 1305;<br>1356; 1480; 1502; 1503;<br>1519; 1596; 1663; 1683;                                                                                           |

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| <p>Date<br/>Wednesday<br/>17 June<br/>2026<br/>Between<br/>10.00 and<br/>17.00</p> <p>Virtual<br/>Hearing</p>                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>1736; 1803; 2280; 2394;<br/>2489; 2497; 2548; 2952;<br/>2954; 3215; 3562; 3632;<br/>3763.</p>                                                                                                 |
| <p><b>Hearing<br/>Session 3 –</b><br/>Date<br/>Thursday<br/>18 June<br/>2026<br/>Between<br/>10.00 and<br/>17.00</p> <p>Virtual<br/>Hearing</p> | <p><b>Plan Strategy</b></p> <ul style="list-style-type: none"> <li>• Strategic Policy S2 - Spatial Distribution of Development - Settlement Hierarchy (see <i>Hearing Sessions 9-12 inclusive for discussion of individual site allocations Policies HA1-HA18 inc.</i>)</li> <li>• Policy OC1 - New built development in the Open Countryside</li> <li>• Policy GW1 - Green Wedge Designations</li> <li>• Strategic Policy S3 - Sustainable Placemaking &amp; High-Quality Design</li> <li>• Policy PM1 - Creating well-designed places</li> <li>• Policy PM2 - Environmental Amenity</li> <li>• Policy PM3 - Advertisements</li> <li>• Policy HE1 – Conservation Areas</li> </ul> | <p>1029; 1259; 1281; 1305;<br/>1356; 1366; 1480; 1502;<br/>1503; 1519; 1596; 1663;<br/>1683; 1803; 2280; 2394;<br/>2489; 2497; 2548; 2951;<br/>2952; 2954; 3028; 3215;<br/>3562; 3588; 3632.</p> |
| <b>WEEK 2</b>                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                  |
| <p><b>Hearing<br/>Session 4 –</b><br/>Date<br/>Tuesday 30<br/>June 2026</p>                                                                     | <p><b>Housing &amp; Community Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Policy H1 - Residential Development in Primary and Secondary Settlements</li> <li>• Policy H3 - Residential Development in Minor Rural Settlements</li> <li>• Policy H4 - Conversion/Rehabilitation of Buildings in the Open Countryside for Residential Use</li> <li>• Policy H8 - Housing Mix</li> </ul>                                                                                                                                                                                                                                                                           | <p>1255; 1281; 1356; 1366;<br/>1383; 1596; 1480; 1503;<br/>1663; 1736; 1803; 1965;<br/>2463; 2497; 2548; 3632;<br/>3763.</p>                                                                     |

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| <p>Between 10.00 and 17.00</p> <p>Virtual Hearing</p>                                                                       | <ul style="list-style-type: none"> <li>• Strategic Policy 8 – Residential Site Allocations (<i>see Hearing Sessions 9-12 inclusive for discussion of individual site allocations Policies HA1-HA18 inc.</i>)</li> <li>• Strategic Policy 15 – Community and Recreation Facilities</li> <li>• Policy CI1 - Retention of Existing Community Facilities</li> <li>• Policy CI2 - Provision of Formal and Informal Open Space and Allotments / Community Growing Areas</li> <li>• Policy CI3 - Safeguarding Existing Recreational Facilities, Public Open Spaces and Allotments / Community Growing</li> <li>• Policy CI4 - Areas of Amenity Importance</li> </ul> |                                                                                                              |
| <p><b>Hearing Session 5 –</b><br/>Date<br/>Wednesday<br/>1 July 2026<br/>Between 10.00 and 17.00</p> <p>Virtual Hearing</p> | <p><b>Affordable Housing &amp; Gypsy and Travellers</b></p> <ul style="list-style-type: none"> <li>• Strategic Policy S7 – Affordable Housing</li> <li>• Policy H9 – Affordable Housing Exception Sites</li> <li>• Strategic Policy S9 - Gypsy and Travellers</li> <li>• Policy GT1 - Gypsy, Traveller and Showpeople Sites</li> </ul>                                                                                                                                                                                                                                                                                                                        | <p>1255; 1356; 1366; 1383; 1480; 1503; 1596; 1663; 1736; 1803; 2280; 2489; 2532; 2548; 3215; 3562; 3632.</p> |
| <p><b>Hearing Session 6 –</b><br/>Date<br/>Thursday 2<br/>July 2026<br/>Between 10.00 and 17.00</p> <p>Virtual Hearing</p>  | <p><b>Employment &amp; economy</b></p> <ul style="list-style-type: none"> <li>• Strategic Policy S10 – Employment Sites Provision</li> <li>• Policy EA1 – Employment Allocations</li> <li>• Policy E1 - Protection of Existing Employment Land</li> <li>• Strategic Policy S11 – Rural Economy</li> <li>• Policy T1 – New or Extended Tourism Accommodation and Facilities in the Open Countryside</li> <li>• Strategic Policy S14 – Town, Local and Neighbourhood Centres</li> <li>• Policy RC1 – Central Shopping and Commercial Areas</li> <li>• Policy RC4 – New Retail Proposals Outside of Identified Town and Local Centres</li> </ul>                 | <p>1356; 1663; 1803; 1965; 2489; 2548; 3763.</p>                                                             |

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| <b>WEEK 3</b>                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                     |
| <b>Hearing Session 7 –</b><br>Date<br>Tuesday 7<br>July 2026<br>Between<br>10.00 and<br>17.00<br><br>Virtual<br>Hearing   | <b>Climate Change, Green Infrastructure, Landscape and Nature Recovery</b> <ul style="list-style-type: none"> <li>• Strategic Policy S4 – Climate Change</li> <li>• Policy NZ1 – Monmouthshire Net Zero Carbon Homes</li> <li>• Policy CC1 - Sustainable Drainage Systems</li> <li>• Policy CC3 - Renewable Energy Generation</li> <li>• Policy S5 - Green Infrastructure, Landscape and Nature Recovery</li> <li>• Policy GI1 - Green Infrastructure</li> <li>• Policy GI2 - Trees, Woodland &amp; Hedgerows</li> <li>• Policy LC1 - Landscape Character</li> <li>• Policy LC3 - Bannau Brycheiniog National Park</li> <li>• Policy LC4 - Wye Valley National Landscape (AONB)</li> <li>• Policy LC5 - Dark Skies and Lighting</li> <li>• Policy NR1 - Nature Recovery and Geodiversity</li> <li>• Policy NR2 - Severn Estuary Recreational Reserve</li> <li>• Policy NR3 - Protection of Water Sources and the Water Environment</li> <li>• Policy PROW1 - Public Rights of Way</li> </ul> | 1255; 1281; 1366; 1412;<br>1467; 1480; 1503; 1596;<br>1663; 1683; 1736; 1803;<br>1965; 2463; 2497; 2951;<br>2952; 2954; 3588; 3763. |
| <b>Hearing Session 8 –</b><br>Date<br>Wednesday<br>8 July 2026<br>Between<br>10.00 and<br>17.00<br><br>Virtual<br>Hearing | <b>Infrastructure, Transport, Minerals &amp; Waste</b> <ul style="list-style-type: none"> <li>• Strategic Policy S6 - Infrastructure</li> <li>• Policy IN1 – Telecommunication, broadband and other digital infrastructure</li> <li>• Appendix 8: Infrastructure Delivery Plan</li> <li>• Strategic Policy 13 – Sustainable Transport</li> <li>• Policy ST1 - Sustainable Transport Proposals</li> <li>• Policy ST2 - Highway Hierarchy</li> <li>• Policy ST3 – Freight</li> <li>• Strategic Policy S16 - Sustainable Minerals Management</li> <li>• Policy M2 - Minerals Safeguarding Zones</li> <li>• Policy W1 - Waste Management Facilities</li> <li>• Policy W2 - Agricultural Land- Disposal of Inert Waste</li> </ul>                                                                                                                                                                                                                                                                 | 1255; 1305; 1366; 1480;<br>1596; 1663; 1736; 1803;<br>2463; 2489; 2548; 3562.                                                       |

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| <b>Hearing Session 9 –</b><br>Date<br>Thursday 9<br>July 2026<br>Between<br>10.00 and<br>17.00<br><br>Virtual<br>Hearing  | <b>Site Allocations</b> <ul style="list-style-type: none"> <li>• Policy HA1 - Land to the East of Abergavenny</li> <li>• Policy HA5 - Land at Penlanlas Farm, Abergavenny</li> <li>• Policy HA11 - Land East of Burrium Gate, Usk</li> <li>• Policy HA12 - Land West of Trem Yr Ysgol, Penperlleni</li> <li>• Policy EA1a - Land at Nantgavenny Business Park, Abergavenny</li> <li>• Policy HA15 - Land East of Little Mill</li> <li>• Policy HA16 - Land North of Little Mill</li> <li>• Policy HA17 - Land adjacent to Llanellen Court Farm, Llanellen</li> </ul>                                                                                                                              | 1281; 1367; 1480; 1502;<br>1519; 1736; 1965; 2280;<br>3028; 3348; 3602; 3632;<br>3695; 3763; 3902; 3935.                                                                                                                                                       |
| <b>WEEK 4</b>                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                |
| <b>Hearing Session 10 –</b><br>Date<br>Tuesday 14<br>July 2026<br>Between<br>10.00 and<br>17.00<br><br>Virtual<br>Hearing | <b>Site Allocations</b> <ul style="list-style-type: none"> <li>• Policy HA4 - Land at Leasbrook, Monmouth</li> <li>• Policy HA6 - Land at Rockfield Road, Monmouth</li> <li>• Policy HA7 - Land at Drewen Farm, Monmouth</li> <li>• Policy HA8 - Land at Tudor Road, Wyesham, Monmouth</li> <li>• Policy EA1c - Land north of Wonastow Road, Monmouth</li> <li>• Policy HA10 - Land South of Monmouth Road, Raglan</li> <li>• Policy CC2 - Renewable Energy Allocation</li> <li>• Policy EA1i – Raglan Enterprise Park, Raglan</li> <li>• Policy EA1j – Land west of Raglan</li> <li>• Policy W3a - Raglan Enterprise Park, Raglan</li> <li>• Policy W3b – Land West of Raglan, Raglan</li> </ul> | 1029; 1199; 1138; 1289;<br>1412; 1503; 1663; 1709;<br>1810; 2126; 2484; 2498;<br>2548; 2612; 2821; 3215;<br>3274; 3277; 3287; 3303;<br>3349; 3422; 3485; 3488;<br>3542; 3559; 3562; 3572;<br>3588; 3591; 3632; 3644;<br>3654; 3655; 3678; 3816;<br>3828; 3835. |
| <b>Hearing Session 11 –</b><br>Date<br>Wednesday<br>15 July<br>2026                                                       | <b>Site Allocations</b> <ul style="list-style-type: none"> <li>• Policy HA3 - Land at Moun-ton Road, Chepstow</li> <li>• Policy EA1d - Newhouse Industrial Estate, Chepstow</li> <li>• Policy W3c - Newhouse Industrial Estate, Chepstow</li> <li>• Policy HA9 - Land at Former MOD, Caerwent</li> <li>• Policy EA1l - Land at Former MOD Site, Caerwent</li> <li>• Policy HA13 - Land adjacent to Piercefield Public House, St Arvans</li> <li>• Policy HA14 - Land at Churchfields, Devauden</li> </ul>                                                                                                                                                                                         | 1281; 1305; 1596; 1745;<br>1803; 2463; 2497; 3552;<br>3588; 3679; 3632.                                                                                                                                                                                        |

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| Between 10.00 and 17.00<br><br>Virtual Hearing                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                     |
| <b>Hearing Session 12</b><br>–<br>Date<br>Thursday<br>16 July<br>2026<br>Between 10.00 and 17.00<br><br>Virtual Hearing | <b>Site Allocations</b> <ul style="list-style-type: none"> <li>• Policy HA2 - Land to the East of Caldicot/North of Portskewett</li> <li>• Policy EA1m - Land to the east of Caldicot/North of Portskewett</li> <li>• Policy HA18 - Land West of Redd Landes, Shirenewton</li> <li>• Policy EA1e - Land adjoining Oak Grove Farm, Caldicott</li> </ul><br><b>EA1I – Land at Former MOD Site, Caerwent will now be addressed in Hearing Session 11</b> | 1281; 1461; 1503; 1575; 1663; 1685; 1745; 1803; 2394; 2489; 2548; 3423; 3716; 3873. |

**PLEASE NOTE –** If there any queries regarding this hearing programme, please contact Helen Wilson, Programme Officer. She can be contacted by email at [helen@programmeofficers.co.uk](mailto:helen@programmeofficers.co.uk) or telephone on 01432 639547 / 07879 443035.

**You are only eligible to speak on policies subject of your representation(s); and not all policies included in a single hearing session, unless you have objected to all.**

All Hearing sessions will start at 10:00am and resume at 2:00pm each day, with a break for lunch at about 1.00pm, and a finish at about 5.00pm.

Save for Monday 15 June 2026, Mondays and Fridays will be earmarked as reserve days, which will only be used where the Inspectors consider that it is expedient to do so to finish off discussion that was not completed on preceding days.

**PLEASE NOTE - Hearing Sessions to discuss Alternative Sites will only be held if the Inspectors consider it necessary to do so.** If they are considered necessary, in due course, separate notice will be given as to when such sessions will be convened.